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FILED TITLE
ORDER 2630981

1012

Doc#: 1520110088 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2015 03:11 PM Pg: 1 of 2

WARRANTY DEED

Tenancy by the Entirety

Mail to: Daniel and Meghan Fernandes
132 Percy Julian Sq.
Oak Park, IL 60302

Send tax bills to: Daniel and Meghan Fernandes
132 Percy Julian Sq.
Oak Park, IL 60302

THE GRANTORS, JULIAN SERNA and MARIANELLA B. SERNA, Husband & Wife, of 132 Percy Julian Square, Oak Park, IL 60302, for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY AND WARRANT to GRANTEES, DANIEL FERNANDES and MEGHAN FERNANDES, Husband & Wife, of 1012 S. Oak Park, Unit E, Oak Park, IL 60304, as tenants by the entirety and not as joint tenants with rights of survivorship nor as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See second page for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises as tenants by the entirety forever.

SUBJECT TO: General taxes for 2014 and subsequent years, covenants, conditions and restrictions of record, public utility easements, building set back lines, and building and zoning ordinances.

Permanent Index Number (PIN): 16-07-225-041-000

Address of real estate: 132 Percy Julian Square, Oak Park, IL 60302

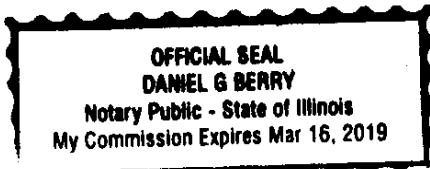
JULIAN SERNA

MARIANELLA B. SERNA

Dated this 12th day of March, 2015

State of Illinois, County of Cook. ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JULIAN SERNA and MARIANELLA B. SERNA personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 1st day of June, 2015

Commission expires:

NOTARY PUBLIC

This instrument was prepared by Daniel G. Berry, 3012 W. 111th Street, Suite 1, Chicago, IL 60655

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REAL ESTATE TRANSFER TAX

09-Jul-2015



COUNTY:	128.50
ILLINOIS:	257.00
TOTAL:	385.50

16-07-225-041-0000 | 20150501691419 | 1-249-244-032

LEGAL DESCRIPTION

PARCEL 1:

LOT 5 IN BLOCK 2 IN EUCLID PLACE SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 1 TO 10 IN THE SUBDIVISION OF BLOCK 23 OF JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1977 AS DOCUMENT NUMBER 24185279 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS OVER AND ACROSS OUTLOTS 1 AND 2 IN BLOCK 1 AND OUTLOTS 1 IN BLOCK 2, IN EUCLID PLACE SUBDIVISION RECORDED NOVEMBER 8, 1977 AS DOCUMENT NUMBER 24185279, AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED MAY 2, 1978 AS DOCUMENT 24427939, AND AS CREATED BY DEED FROM THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST DATED NOVEMBER 15, 1977 AND KNOWN AS TRUST NUMBER 22971.

PROPERTY ADDRESS: 132 PERCY JULIAN SQUARE, OAK PARK, IL 60302

PIN: 16-07-225-041-0000



JUN 10 15

# 0000003912	REAL ESTATE TRANSFER TAX
	0205600
	FP 102801